



Connells

Pegasus Way  
East Grinstead



# Pegasus Way East Grinstead RH19 3NP

for sale guide price  
**£525,000**



## Property Description

Nestled at the beginning of a peaceful cul-de-sac in the highly sought after Pegasus Way, this beautifully presented 3-bedroom detached house offers the perfect blend of modern living and family comfort. Ideally located in a quiet residential area, the property boasts a spacious layout, private driveway, and a well-maintained garden-perfect for entertaining or relaxing in tranquillity.

The ground floor features a bright and airy living room, a separate dining area, and a cottage style kitchen fitted with modern appliances. Upstairs, you'll find three well-proportioned bedrooms, including a generous bedroom one with built-in storage as well as an en suite, and a stylish family bathroom.

With off-street parking, a garage, and close proximity to local schools, shops, and transport links, this property is ideal for families or anyone seeking a serene yet well-connected home.

## Front Garden

Indian sandstone steps looking out to a lovely lawn.

## Lounge

11' 4" x 16' 2" ( 3.45m x 4.93m )

Dual aspect lounge leading to conservatory.

## Dining Room

9' 9" x 7' 9" ( 2.97m x 2.36m )

Bright and airy dining room, perfect for entertaining.

## Kitchen

8' 7" x 10' 6" ( 2.62m x 3.20m )

Cottage style kitchen with built-in appliances.

## Bedroom 1

9' 8" x 11' ( 2.95m x 3.35m )

Spacious room which benefits from built-in wardrobes.

## En Suite

Recently decorated en suite is a real space saver.

## Bedroom 2

9' 4" x 11' 5" ( 2.84m x 3.48m )

Generous double bedroom looking out on to the beautiful rear garden.

## Bedroom 3

8' 7" x 6' 6" ( 2.62m x 1.98m )

Single bedroom currently being used as an office/guest room.

## Bathroom

Has a lovely rainfall shower.

## Rear Garden

Sun trap rear garden with a recently added patio, perfect for entertaining guests.

## Parking

Garage and driveway.



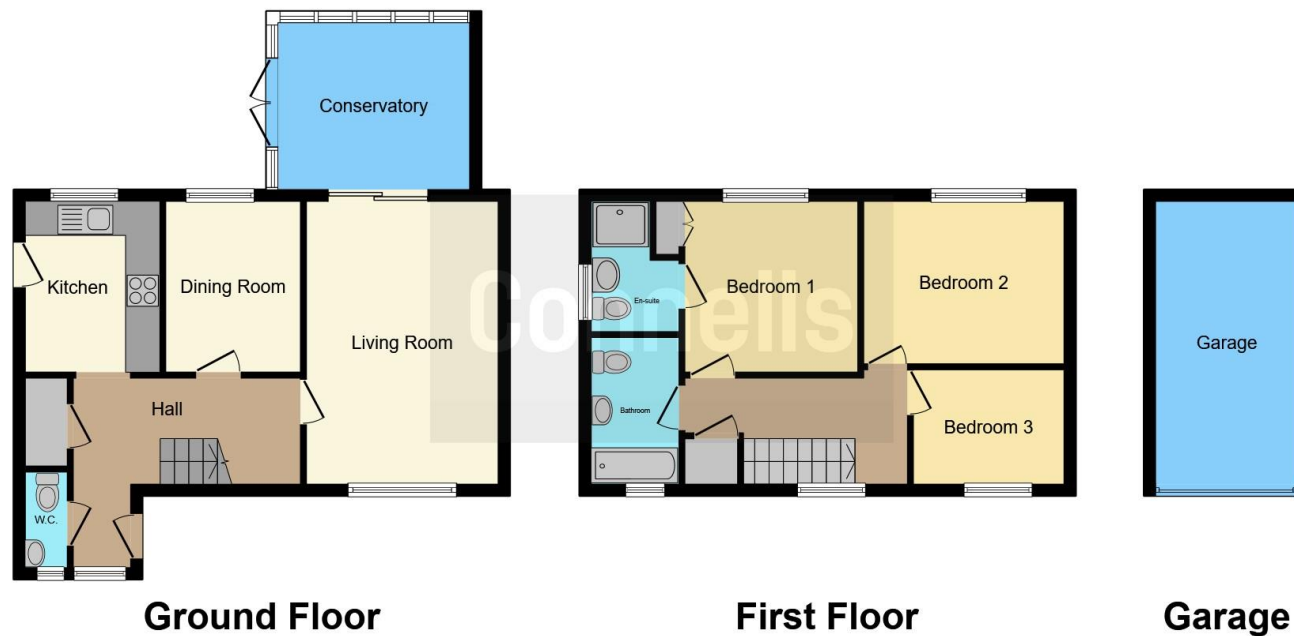












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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